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AUGUSTA PARK WAY, DINNINGTON, NE13

Offers Over £350,000


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Wonderful Four-Bedroom Detached Family Home, With Impressive Kitchen/Dining Room, Two Reception Rooms, A Principal Bedroom with En-Suite & A Beautifully Landscaped Rear Garden & Garage, Situated within the Popular Augusta Park Development in Dinnington.

Situated on Augusta Park Way in Dinnington, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, ideally suited to modern family living. The property enjoys a well-maintained interior, with generous living spaces and a particularly attractive landscaped rear garden.

The ground floor comprises a welcoming entrance hallway giving access to two separate reception rooms and an impressive kitchen/dining room with French doors opening onto the rear garden, making it an ideal space for relaxing or entertaining. A separate utility room and ground-floor WC add to the practical benefits of the property. Upstairs are four bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom serving the remaining bedrooms. Externally, the rear garden is predominantly laid to lawn, complemented by established planting, raised flower beds and a paved patio seating area with a timber pergola. Also benefitting the property is a garage and four parking spaces.

Dinnington offers a pleasant residential setting with local amenities, green spaces and schooling nearby. The property is also well placed for access to Newcastle upon Tyne and surrounding areas, making it an appealing choice for families seeking a modern home in a well-connected location.

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The internal accommodation comprises: A welcoming entrance hallway providing access to the principal ground-floor rooms, with stairs rising to the first-floor landing. Positioned to the front of the property are two separate reception rooms, offering versatile accommodation for modern family living. The spacious living room provides a comfortable setting for relaxing, while the second reception room is currently arranged as an additional lounge and could equally serve as a playroom, snug or home office.

To the rear of the property is the impressive kitchen/dining room, providing a wonderful space for everyday living and entertaining. The kitchen is fitted with a range of contemporary shaker-style wall and base units, complemented by coordinating work surfaces, contrasting handles and tiled splashbacks. The kitchen provides generous preparation and storage space, while the adjoining dining area comfortably accommodates a family dining table and chairs. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a pleasant connection between the indoor and outdoor spaces.

A separate utility room provides additional storage and space for laundry appliances, alongside a convenient external access door. A ground-floor WC completes the downstairs accommodation.
To the first floor, the landing provides access to four bedrooms and the family bathroom. The principal bedroom is a well-proportioned double, offering ample space for bedroom furniture and benefiting from its own en-suite shower room. The en-suite is fitted with a shower enclosure, wash hand basin and WC, complemented by contemporary tiling.

The remaining three bedrooms provide flexible accommodation for family members, guests or those seeking a dedicated home office. The family bathroom is fitted with a bath with overhead shower and glass screen, wash hand basin and WC, with attractive contrasting wall tiling.

Externally, the property enjoys a particularly impressive landscaped rear garden, predominantly laid to lawn and bordered by attractive raised flower beds, established planting and timber fencing. A paved patio area with a timber pergola provides a wonderful setting for outdoor seating, dining and entertaining, while the generous lawn offers excellent space for family enjoyment. The property also benefits from a garage and four parking spaces, allowing plenty of parking for visiting guests or family members, completing the property.





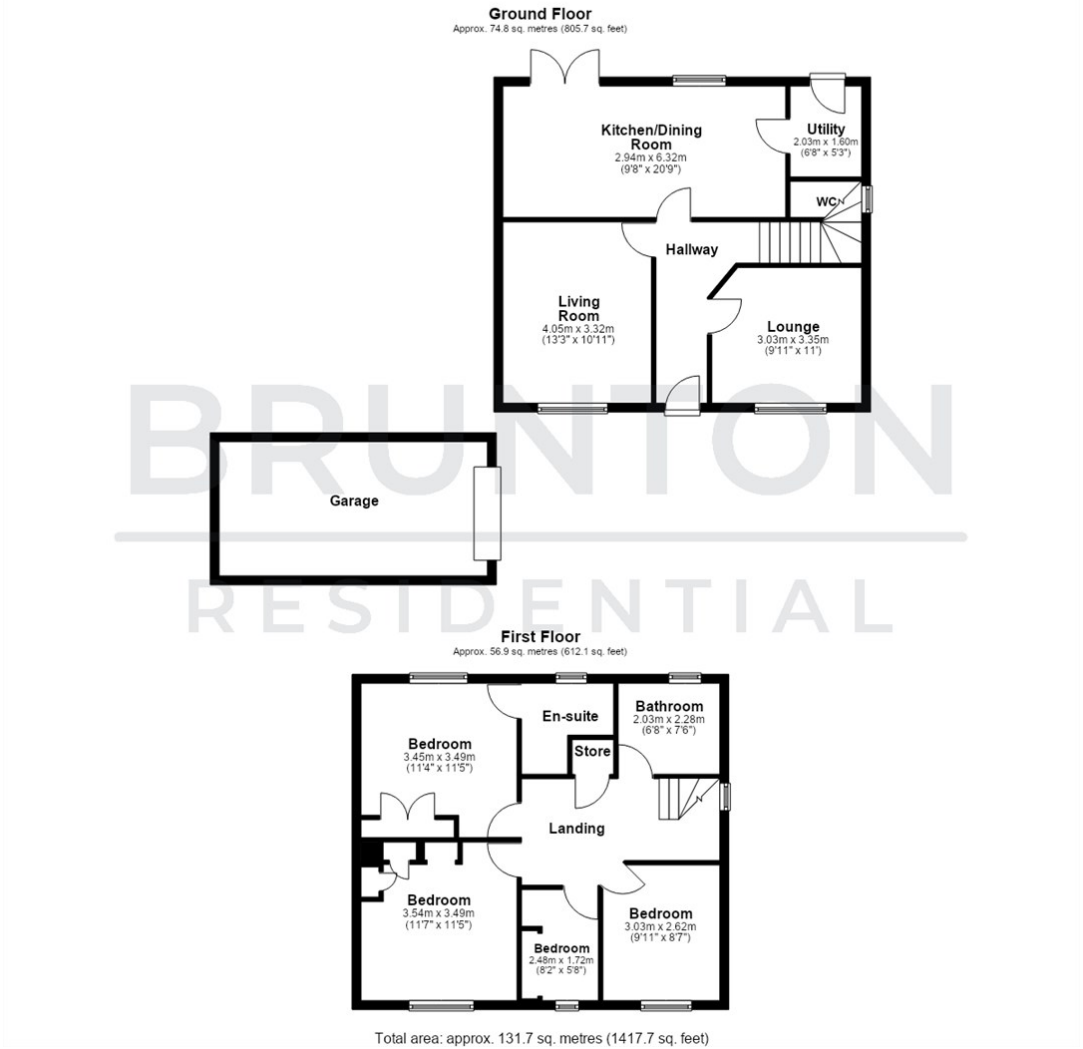
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 131.7 sq. metres (1417.7 sq. feet)



